



# Laconia Area Community Land Trust

## Chamber Recognizes Land Trust with Community Vision Award



Pinecrest Apartments, Meredith

At its annual meeting luncheon, held at Church Landing on January 27th, the Lakes Region Chamber of Commerce recognized the Land Trust with the Chamber's first Community Vision Award. The award was presented by Chamber Board Member, Jodie Gallant.

Gallant said, "The Community Vision Award was created by the Board this year to recognize exemplary community betterment, economic growth, and partnerships. The Chamber wanted to highlight an annual shining star who fit the mold for all three awards, the Golden Trowel, Golden Hammer, and Environmental Sustainability Awards."

Gallant recognized our most recent projects in Meredith, Frances Court Manufactured Housing Park and Pinecrest Apartments, noting that Pinecrest was our first LEED (Leadership in Energy and Environmental Design) certified project.

"The Laconia Area Community Land Trust has repeatedly proven to be a group of community visionaries who instill and grow value, aesthetics, and preservation in the Lakes Region", said Gallant.

## Tilton Project Update



Funding has been secured for our next development project, Lochmere Meadows, 28 permanently affordable rental units on Route 3 in Tilton. This 6.5 million dollar project has gone out to bid. A contractor will be selected in late February, and construction is expected to begin in early Spring.

Thresholds Newsletter

## 2009 Accomplishments

- Completed development and opened Pinecrest Apartments in Meredith, 32 permanently affordable apartments in 4 buildings;
- Redeveloped an aging Meredith manufactured housing park, now known as Frances Court; it offers 6 rental homes and 7 manufactured housing sites for homeowners;
- Added a homeownership home in Tilton to our portfolio;
- Provided safe, decent, well-maintained, affordable housing for 355 adults and children;
- Our properties continued to receive the highest ratings upon inspections by funders;
- Secured funding for our next project in Tilton, 28 permanently affordable rental units;
- Educated 154 families in homeownership and financial management;
- Created 34 (known) first-time homeowners, who collectively invested over \$5 million;
- Saved 30 homes from foreclosure;
- Provided tenant support, training, and referrals to 51 households;
- Admitted 3 staff members to our Legacy Society, who have made planned gifts.
- Named a Champion in Action for affordable housing development by Citizens Bank;
- Completed a 3-year strategic plan;
- Maintained a healthy financial position; 3-year financial plans project continued stability and strength;
- Assembled a development pipeline which will continue to bring affordable housing opportunities into new communities.

## Comedy Fundraiser Sold Out!



Land Trust supporters enjoy a night of comedy at Patrick's Pub.

We had a sold out, standing room only crowd for our Comedy with A Cause fundraising event on January 14th.

We would like to extend our sincere appreciation to all who helped make this event a success. We were entertained by three very funny comedians, and a good time and many laughs were enjoyed by all.

We can't thank Alan Beetle and Patrick's Pub and Eatery enough for offering us this great fundraising opportunity as part of its Comedy with a Cause series sponsored by Meredith Village Savings Bank.

As part of our evening, guests enjoyed a social hour and silent auction prior to the comedy show.

We would like to thank the following local businesses who donated items for our silent auction: All Brite Cleaning, Barks 'N Bubbles, The Basket Studio, Boulia Gorrell Lumber, Fratello's Restaurant, The Hair Factory Salon & Day Spa, The Inns and Spa at Mills Falls, The Irwin Zone, Kitchen Cravings, Laconia Savings Bank, Meredith Village Savings Bank, My Coffee House, Nails by Shelly, The Opechee Inn and Spa, Sparkle Clean Car Wash, Stafford Oil, and Tanger Outlets.

AS PART OF OUR COMMITMENT TO THE COMMUNITIES WE SERVE,  
WE HAVE PAID \$1.45 MILLION IN PROPERTY TAXES.

## Property Spotlight

This is a family-friendly home with a nice yard located at 79 Lincoln St. in Laconia. It offers two 4-bedroom units, each with laundry hookups. It is within walking distance to downtown.



## VITA Site Offering Free Tax Preparation

The Land Trust has again partnered with the Lakes Region Financial Stability Partnership, led by Lakes Region United Way, to bring free tax preparation to the community. Services at the VITA Site are provided by IRS-certified tax preparers.

VITA Site Location:  
Lakes Region Family Center (CAP Office)  
121 Belmont Road (Rt. 106), Laconia

January & February:  
Saturdays - Walk-in 9AM-Noon  
Thursdays - By appointment only 5PM-7:30PM

March & April:  
Saturdays - By appointment only 9AM-Noon  
Thursdays - By appointment only 5PM-7:30PM

To set up an appointment or for more info.,  
including what to bring to the tax site,  
call 603-524-6864 ext. 102.

In a time of unemployment, debt, foreclosures, and heating costs on the rise, low-to-moderate wage earners in our area will be looking to tax refunds for some relief. Their tax refund is likely the largest lump sum they will receive all year. It is often their best chance to stop the cycle of debt in its tracks, thanks largely to credits like the Earned Income Tax Credit, worth up to \$5,657 this year.

Please help us spread the word--those with simple returns need not pay for preparation, filing, loans, or rapid refunds.

## Land Trust Clients' Home Purchases Top \$25 Million!



### FREE Seminar & Workshop Schedule

*Let us unlock the door to homeownership and financial success for you or someone you know!*

#### First-Time HomeBuyer Seminars:

February 20, 2010 (Saturday) 8:00AM-4:00PM,  
in Laconia, sponsored by Laconia Savings Bank

March 27, 2010 (Saturday) 8:00AM-4:00PM,  
location and sponsor to be determined

April 17, 2010 (Saturday) 8:00AM-4:00PM,  
in Laconia, sponsored by Franklin Savings Bank

May 22, 2010 (Saturday) 8:00AM-4:00PM,  
in Laconia, sponsored by Laconia Savings Bank

June 26, 2010 (Saturday) 8:00AM-4:00PM,  
in Tilton, sponsored by Northway Bank

July 24, 2010 (Saturday) 8:00AM-4:00PM,  
in Laconia, sponsored by  
Meredith Village Savings Bank

#### Financial Fitness Seminars:

January 21 through February 18, 2010  
Thursday evenings, 6:00PM-8:00PM,  
in Laconia, sponsored by Northway Bank

April 1 through April 29, 2010  
Thursday evenings, 6:00PM-8:00PM,  
in Laconia, sponsored by Franklin Savings Bank

June 22 through July 20, 2010  
Tuesday evenings, 6:00PM-8:00 PM,  
in Laconia, sponsored by  
Meredith Village Savings Bank

If you have questions, or wish to register, call or e-mail Homeownership Director, Gail Engle, at 524-0747 or [gengle@lactl.org](mailto:gengle@lactl.org).

**161 (known) First-Time Homebuyer  
participants have been  
successful in purchasing a home.**

IF YOU WOULD PREFER TO RECEIVE OUR NEWSLETTER BY EMAIL,  
PLEASE CONTACT EILEEN AT 524-0747, OR EMAIL HER AT ethaler@lactl.org.

658 Union Avenue  
Laconia, NH 03246  
Phone: (603) 524-0747  
Fax: (603) 527-2514  
www.lactl.org



## Board of Directors

Dwight Barton, Chair  
Elaine Miller, Vice Chair  
Andrea Cattabriga, Treasurer  
Cynthia Dame, Secretary  
Carol Bickford  
Gary Groleau  
Brad Hunter  
Kerry McCarthy  
Marie McDonald  
Peter Stewart  
Melissa White

## Executive Director

Linda L. Harvey



In 2009, we helped 30 families save their homes from foreclosure.

**Foreclosure Deeds in Belknap County by Month**

	2006	2007	2008	2009
January	2	12	10	12
February	1	4	9	15
March	3	8	21	19
April	2	3	19	24
May	3	11	18	18
June	2	14	22	20
July	7	9	11	17
August	4	14	20	25
September	6	5	20	12
October	5	8	25	27
November	6	13	32	18
December	9	13	23	33
<b>Totals</b>	<b>50</b>	<b>114</b>	<b>230</b>	<b>240</b>

Source: Real Data Corp, Compiled by New Hampshire Housing  
Last Updated: 01/14/2010

**Our Mission:** To assist low and moderate income households achieve economic self-sufficiency through the development of permanently affordable housing opportunities and associated support programs.